

**June 28, 2007 Minutes of
Bigfork Land Use Advisory Committee**

Committee members present: Darrel Coverdell, Mary Jo Naïve, Shelley Gonzales, John Bourquin, Gary Ridderhoff, and Phil Hanson. There were 4 members of the public present.

Chairman Bourquin called the meeting to order at 4:07 PM, and called for adoption of the agenda with the addition of Branding Iron Station under Old Business. Agenda was approved with the change. M/S Ridderhoff/Gonzales

Minutes of the May 31, 2007 meeting were approved with one correction. M/S Coverdell/Gonzales
Minutes of the June 14, 2007 Special Meeting were approved as mailed. M/S Hanson/Naive

ADMINISTRATOR'S REPORT:

A. The committee roster was checked for any corrections.

B. The Bigfork Neighborhood Plan Draft will be discussed at the July 12, 2007 BSC meeting at Noon, Bethany Lutheran Church. B J Grieve, Flathead County Planning Office, will report on his review of the Draft.

APPLICATIONS:

A. None

OLD BUSINESS:

A. Viability of grandfathered signs: Discussion was held regarding the portable Manual Changeable Copy sign at Echo Lake Store. The Planning Office determined the sign was grandfathered because it was in use prior to the 1993 regulations. The business has changed hands several times since the 1993 regulations were effected and has been relocated numerous times. Shelley Gonzales moved that the committee pursue the violation due to change in ownership and relocation of the sign. Darrel Coverdell seconded the motion. Motion passed unanimously.

Secretary Hanson noted that the Little Brown Church has removed their sign. Darrel Coverdell suggested a Thank You note be sent.

B. Overlay Zoning: Secretary Hanson provided a copy of the Sonoran Institute brochure. The organization provides workshops, grants and information for the formation of Overlay Zoning and other rural planning efforts. Elna Darrow noted the BSC also has the information. She also noted that the CFBB has donated \$2,000 to the BSC.

C. Branding Iron Station: Chairman Bourquin related his conversation with B J Grieve regarding the incorrect information given the developer. The Planning Office has decided not to pursue the issue stating it was not worth the "red face" on the part of the Planning Office and may not hold up legally. Julie Spencer, Bigfork Water & Sewer District, informed the Committee that since there was no subdivision review, the BWS was not notified. There is no DEQ approval for the development, the water service line is only ¾ inch and insufficient for a 16 unit development. Mary Jo Naive moved that a letter be sent to Jeff Harris at the Flathead County Planning & Zoning Office to express BLUAC's concern on how this was handled and the repercussions that may result from no subdivision review (no DEQ review, fire safety review, parking and ADA compliance. Shelley Gonzales seconded the motion. Motion passed unanimously.

D. Windsor Drive: Discussion regarding the request by Tanner for a Public Hearing. Secretary Hanson was directed to inquire about an additional public hearing and the procedure. The Commission will

address "Authorization to Publish Notice of Public Hearing; Tanner, et al, Zone Change/Bigfork Zoning District." On July 3, 2007, 9:34 AM.

NEW BUSINESS:

A. Sign Violations: The Secretary was directed to forward sign violations to the Flathead County Attorney Office for all those who have received letters and not corrected the violations by July 5, 2007. Each file will include all documentation and a Violation form. It was noted the sign at Bigfork Auto Parts LLC, 8537 MT Hwy 35 has been removed.

Shelley Gonzales moved a letter be sent to Puttin' On The Ritz regarding the portable sign on the MT Hwy 82 right of way. Mary Jo Naïve seconded the motion. Motion passed unanimously.

B. Training/discussion for MAL: Gary Ridderhoff indicated he did not have any questions at this time. Secretary Hanson will forward information on Overlay Zoning to Gary.

PUBLIC COMMENT:

Shelley Gonzales asked Julie Spencer for an update on the capacity for the sewer plant. Julie noted that there is infiltration into the sewer system due to high ground water at the present time. She explained that high ground water would enter the sewer lines because they are not pressurized. Sump pumps emptying into the system can also cause an increase in flow. Today's flow was 280,000 gallons. The system has a 500,000 gal. capacity. Spencer invited BLUAC members to take a tour of the plant. A tour was scheduled for July 10, 2007, 9:00 AM at the plant. Elna Darrow, Pat & Craig Wagner were also invited to take the tour.

Craig Wagner noted that Los Corporales has purchased Korner Kitchen and is remodeling at this time. He also reported the next Flathead County Board of Adjustment will considered the new Tamarack Brewery request for a Beer/Wine license, a Recreational park/retreat at Echo Lake and a Zoning Variance in West Valley.

Meeting was adjourned at 5:15 PM M/S Gonzales/Coverdell

Sue Hanson
BLUAC Secretary